020.A	0001	0504.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	439,700 /	439,700
USE VALUE:	439,700 /	439,700
ASSESSED:	439,700 /	439,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 504

Owner 1:	COTRONEO VINCENZO
Owner 2:	
Owner 3:	
Street 1:	18 HAMILTON RD #504
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KING SUSAN & AUDREY J -
Owner 2:	BRESLOW LUCILLE W TRUSTEES -
Street 1:	18 HAMILTON ROAD #504
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 934 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	439,700			439,700
Total Card	0.000	439,700			439,700
Total Parcel	0.000	439,700			439,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.77 | /Parcel: 470.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	144953
GIS Ref	
GIS Ref	
Insp Date	12/13/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 020.A-0001-0504.0

!1709!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	427,700	0	.		427,700	427,700	Year End Roll	12/18/2019
2019	102	FV	418,300	0	.		418,300	418,300	Year End Roll	1/3/2019
2018	102	FV	348,900	0	.		348,900	348,900	Year End Roll	12/20/2017
2017	102	FV	314,100	0	.		314,100	314,100	Year End Roll	1/3/2017
2016	102	FV	314,100	0	.		314,100	314,100	Year End	1/4/2016
2015	102	FV	296,300	0	.		296,300	296,300	Year End Roll	12/11/2014
2014	102	FV	264,400	0	.		264,400	264,400	Year End Roll	12/16/2013
2013	102	FV	264,400	0	.		264,400	264,400		12/13/2012

PRINT

Date	Time
12/10/20	17:16:38

LAST REV

Date	Time
01/17/18	08:39:35

mmcmakin

PAT ACCT. 1709

USER DEFINED

Prior Id # 1:	144953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING SUSAN & AU	70359-157		12/11/2017		420,024	No	No		SUSAN FUNG-TSENG KING D.O.D. 2/8/2017 BK 7035
BERRY LOREN M,	55490-104		9/29/2010		321,000	No	No		
BERRY LOREN M	49931-85		8/12/2007	Family	1	No	No		
SERVIES JOHN A	43711-280		9/14/2004		339,000	No	No		
WILLIARD DENNIS	21902-75		4/1/1992		116,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2003	171	Redo Bat	11,101					

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
7/6/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6050																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	AV - Average	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.4 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.14239836
Const Adj.:	1.04957998
Adj $ / SQ:	383.692
Other Features:	50827
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552414
Depreciation:	112692
Depreciated Total:	439722

COMMENTS

BK; 20887 PG; 151 648-7507,Building Number 18.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	517.98
Special Features:	0	Val/Su Net:	470.77
Final Total:	439700	Val/Su SzAd	470.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	934	383.690	358,369

Net Sketched Area:	934			Total:	358,369
Size Ad	934	Gross Are	934	FinArea	934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 020.A-0001-0504.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc